

For Lease

# Retail Building

7,841 SF | \$50.00 SF NNN



DO NOT CONTACT EMPLOYEES OR MANAGEMENT. SHOWINGS ONLY BY APPOINTMENT.



255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)





For Lease  
**Retail Property**  
 7,841 SF | \$50.00 SF NNN

# 2794 Parkway

Pigeon Forge, Tennessee  
 37863

## Property Highlights

- 7,841 SF
- 47 Onsite and 17 ROW Parking Spots
- 50,000 AADT
- 125 Ft of Parkway Frontage
- Available June 1, 2025
- Do not contact employees or management. Showings only by appointment.

OFFERING SUMMARY	
Available SF	7,841 SF
Lease Rate	\$50.00 SF NNN
Lot Size	0.77 Acres
Building Size	7,841 SF

For more information

**Trey Miller, CCIM, MRED**

O: 865 531 6400  
 tmiller@koellamoore.com

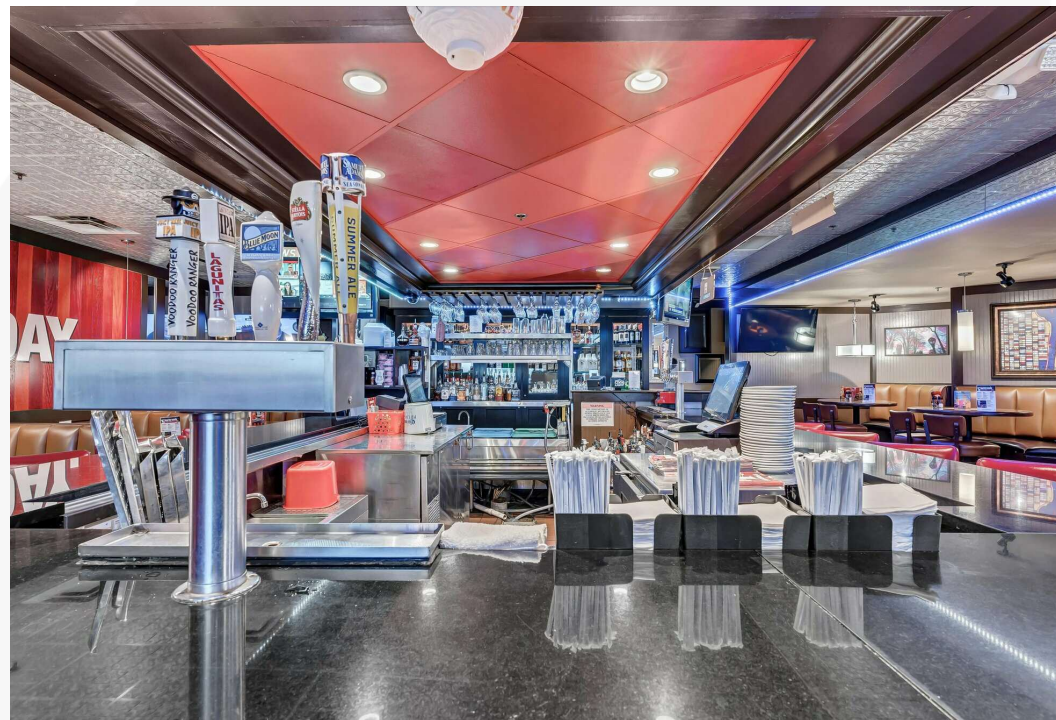
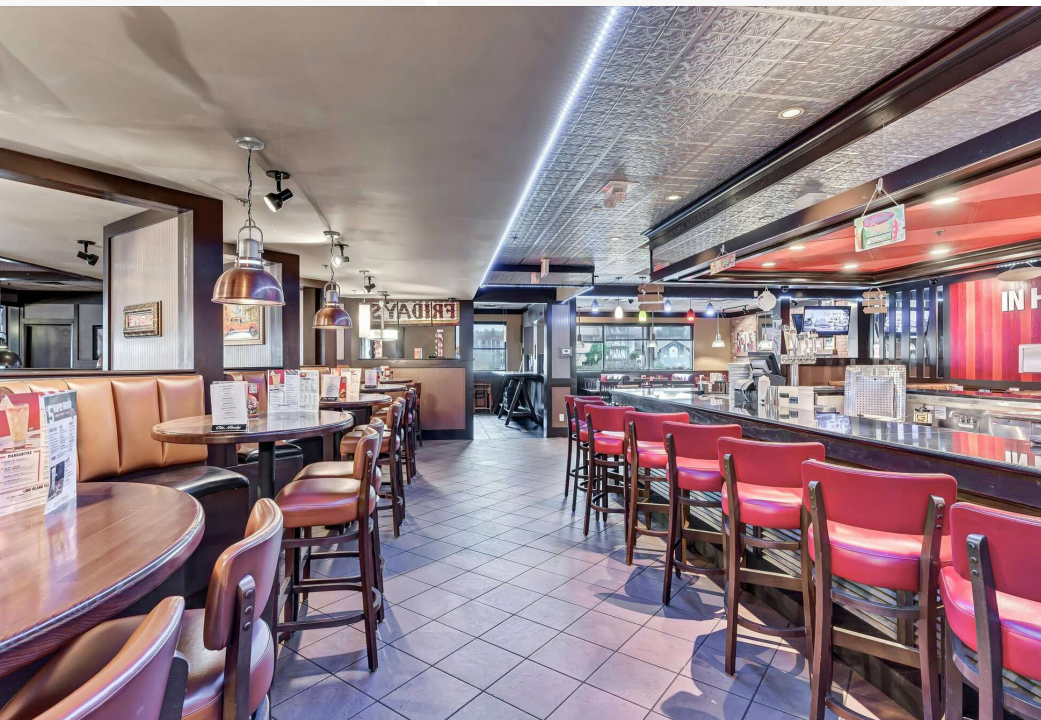
**Alex Webber**

O: 865 531 6400  
 awebber@koellamoore.com

# Interior Photos



# Interior Photos



# Interior Photos



# Patio Photos



# Retailer Map



Map data ©2024 Imagery ©2024 TerraMetrics

# Retailer Map





# Retailer Map



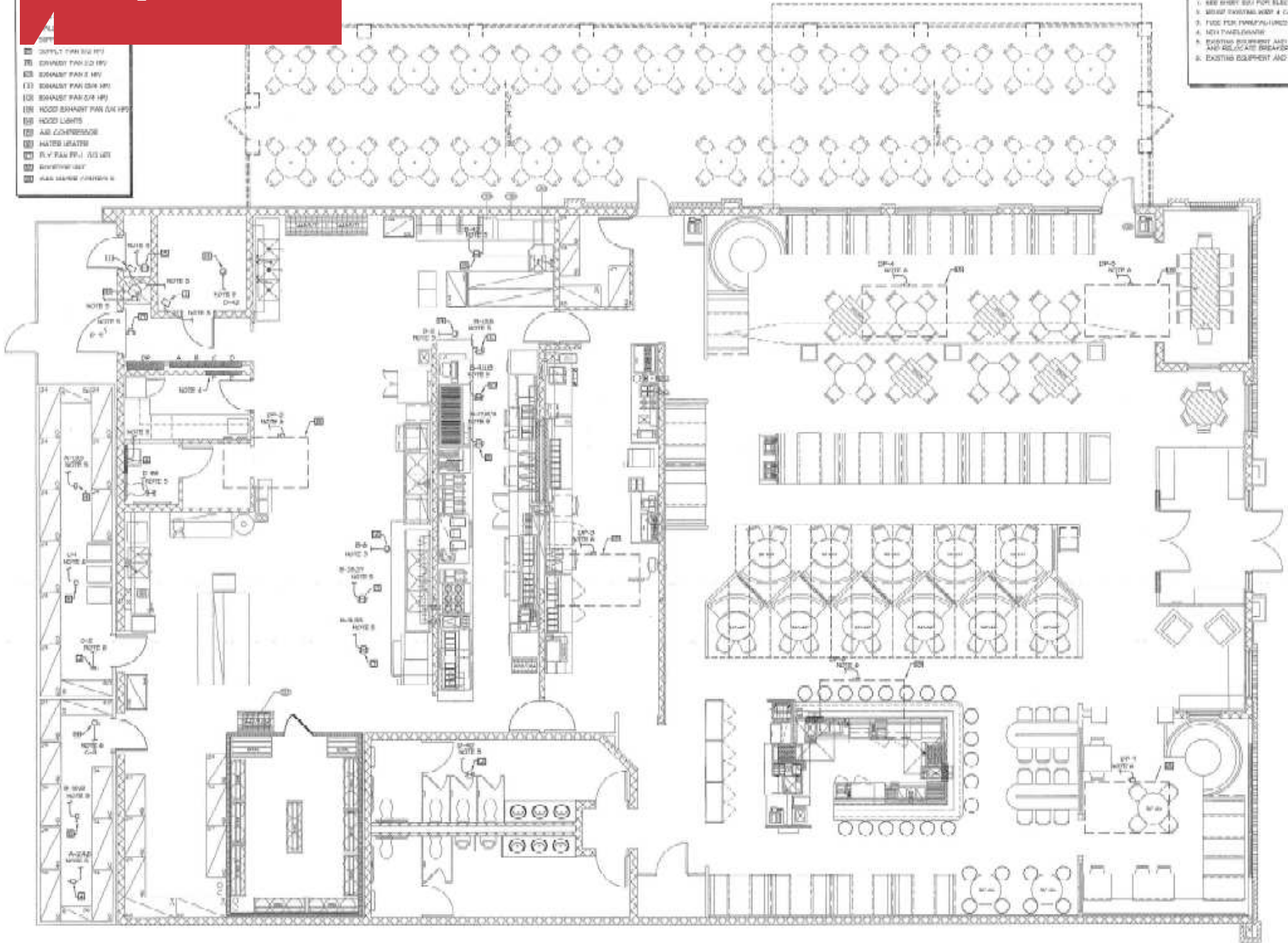
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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

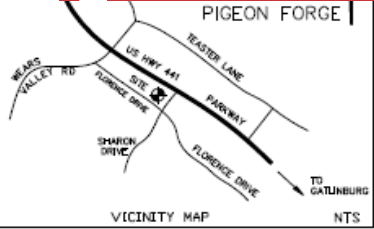
# Floorplan

- 01 SUPPLY FAN 200 HP
- 02 EXHAUST FAN 20 HP
- 03 EXHAUST FAN 2 HP
- 04 EXHAUST FAN 200 HP
- 05 EXHAUST FAN 200 HP
- 06 HOOD EXHAUST FAN 200 HP
- 07 HOOD LIGHTS
- 08 AIR CONTROLLER
- 09 HATED LEATHER
- 10 FLY FAN (FLY) 100 HP
- 11 ROOFING UNIT
- 12 ALL OTHERS (VARIOUS)

- NOTES:**
1. SEE SHEET 501 FOR ELECTRICAL LEGEND AND GENERAL NOTES.
  2. SHOW EXISTING AND 4. CANNOT BE PRACTICABLE.
  3. FUSE FOR FAN/PUMP/UNIT/TYPE/UNIT/TYPE.
  4. NEW PANEL/MANUAL.
  5. EXISTING EQUIPMENT AND WIRING TO BE MAINTAINED, RELOCATED, OR REMOVED AS SHOWN. EXISTING EQUIPMENT AND WIRING TO BE MAINTAINED, RELOCATED, OR REMOVED AS SHOWN.
  6. EXISTING EQUIPMENT AND CIRCUIT TO REMAIN.



# Plat Map



THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATES MAP FOR PIGEON FORGE, TENNESSEE AND FOUND THE PROPERTY DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA COMMUNITY-PANEL No. 470236 0001-0160

TO FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS OR ASSIGNS AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN (a) ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1985, AND (b) PURSUANT TO THE AGENCY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: \_\_\_\_\_  
REGISTRATION NO. 1452

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.  
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.

### CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. FIELD WORK WAS COMPLETED ON 16 OCTOBER 1997.  
THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

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## SUTTLES

FORESTRY  
LAND SURVEYING

**MICHAEL K. SUTTLES**  
REGISTERED LAND SURVEYOR NO. 1452  
2950 WALDEN'S CREEK ROAD  
SEVIERVILLE, TENNESSEE 37862  
PHONE: 423-428-0129

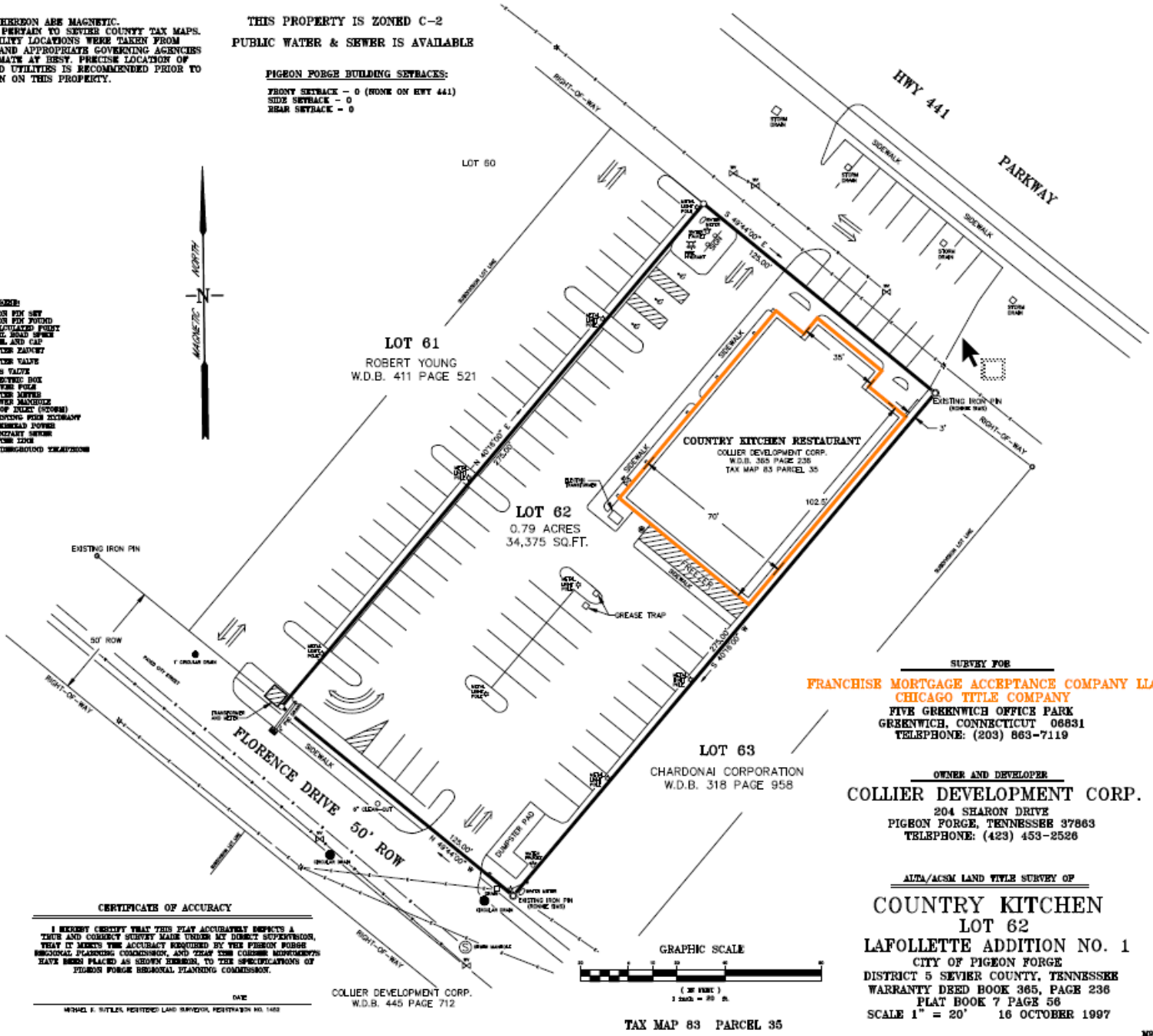


IRON NERVOUS ARE MAGNETIC. SURVEY LOCATIONS WERE TAKEN FROM AND APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE AT BEST. PRECISE LOCATION OF THE UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.

THIS PROPERTY IS ZONED C-2  
PUBLIC WATER & SEWER IS AVAILABLE

**PIGEON FORGE BUILDING SETBACKS:**  
FRONT SETBACK - 0 (NONE ON HWY 441)  
SIDE SETBACK - 0  
REAR SETBACK - 0

- LEGEND:**
- IRON PIN SET
  - IRON PIN FOUND
  - CALICULATED POINT
  - BENCH MARK
  - ▲ TAIL AND CAP
  - ▼ WATER EARTH
  - WATER VALVE
  - GAS VALVE
  - ELEVATION BOX
  - POWER POLE
  - WATER METER
  - SEWER MANHOLE
  - DEEP DRAIN (SEWER)
  - KEEPING FEEL SENSITIVE
- C-C OVERHEAD POWER  
--- S-S SANITARY SEWER  
--- W-W WATER LINE  
--- UT-UT UNDERGROUND UTILITIES



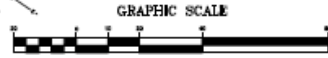
**SURVEY FOR**  
FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC  
CHICAGO TITLE COMPANY  
FIVE GREENWICH OFFICE PARK  
GREENWICH, CONNECTICUT 06831  
TELEPHONE: (203) 863-7119

**OWNER AND DEVELOPER**  
COLLIER DEVELOPMENT CORP.  
204 SHARON DRIVE  
PIGEON FORGE, TENNESSEE 37863  
TELEPHONE: (423) 453-2526

**ALTA/ACSM LAND TITLE SURVEY OF**  
**COUNTRY KITCHEN**  
LOT 62  
LAFOLLETTE ADDITION NO. 1  
CITY OF PIGEON FORGE  
DISTRICT 5 SEVIER COUNTY, TENNESSEE  
WARRANTY DEED BOOK 365, PAGE 236  
PLAT BOOK 7 PAGE 56  
SCALE 1" = 20' 16 OCTOBER 1997

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS A TRUTH AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE ACCURACY REQUIRED BY THE PIGEON FORGE REGIONAL PLANNING COMMISSION, AND THAT THE CORNER MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF PIGEON FORGE REGIONAL PLANNING COMMISSION.  
DATE: \_\_\_\_\_  
MICHAEL K. SUTTLES REGISTERED LAND SURVEYOR, REGISTRATION NO. 1452

COLLIER DEVELOPMENT CORP.  
W.D.B. 445 PAGE 712



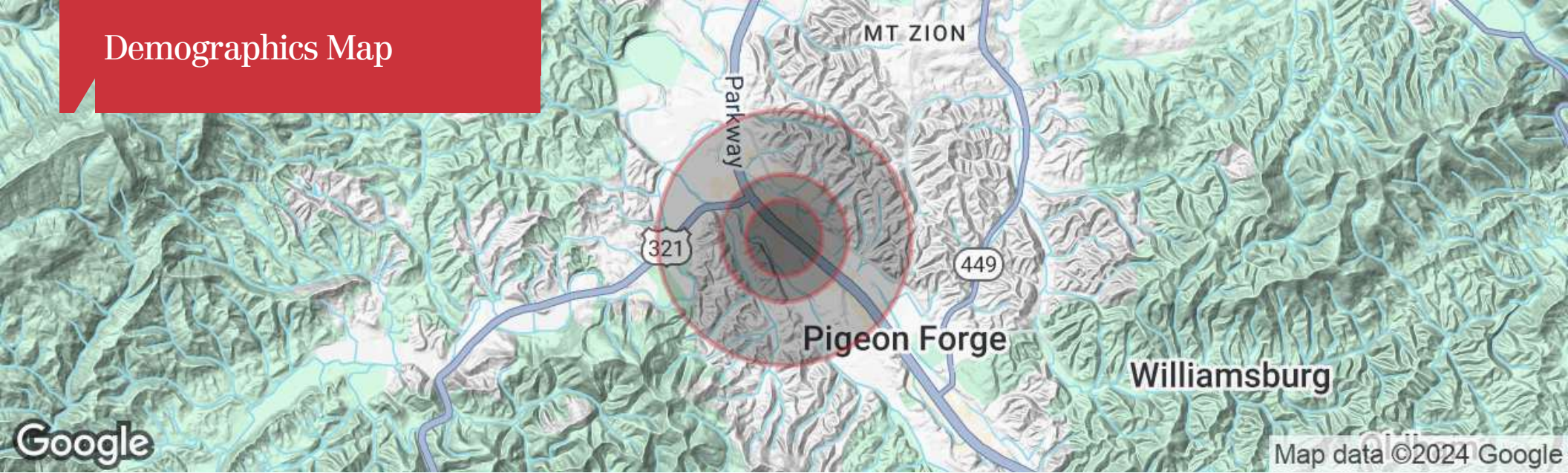
TAX MAP 63 PARCEL 35



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# Demographics Map



	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
Total Population	171	542	1,605
Median Age	45	43	43
Median Age (Male)	44	42	42
Median Age (Female)	46	44	44
<b>Households &amp; Income</b>			
Total Households	70	207	607
# of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$62,686	\$69,615	\$70,608
Average House Value	\$256,996	\$268,066	\$273,417
<b>Race</b>			
% White	74.3%	69.0%	68.6%
% Black	2.3%	1.8%	1.6%
% Asian	5.3%	7.9%	7.5%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.6%	0.9%	0.9%
% Other	9.4%	12.2%	13.1%
<b>Ethnicity</b>			
% Hispanic	17.0%	21.8%	23.9%

\* Demographic data derived from 2020 ACS - US Census